

SHERWOOD STUDIOS SOLD BY STAFFORDS

Apartment and Store Property Said to Have Brought Close to \$1,000,000.

The Sherwood Studio Building, at the southeast corner of Fifty-seventh street and Sixth avenue has changed hands in a deal involving a sum said to be in the neighborhood of \$1,000,000. It was sold by Stafford Bros., Inc., to a client of Stoddard & Mark through Harris, Vought & Co. As soon as he can obtain possession the purchaser will make extensive improvements.

The property is seven stories high, contains stores and high class studio apartments and covers a plot fronting 55 feet on Fifty-seventh street and 100 feet on Sixth avenue. It has not changed ownership since 1913, when it was purchased by Mrs. Jenny K. Stafford from Harry J. Luce of Acker, Merrill & Condit. Mrs. Stafford giving in part payment a dwelling at 16 East Fifty-third street and the lot building at 37 West Thirty-second street.

Other Multi-Family House Sales.

Harry Levy sold for the Friedberg Realty Corporation a seven story apartment house, 40x30, at the northwest corner of 118th street and Lexington avenue. It was held at \$95,000 and had an annual rental of \$13,000.

James H. Cruikshank purchased from Louis Rosenfeld 32 West 123rd street, a four story single flat, 25x100, through Harry Sugarman.

Daniel Casey sold for Sadio B. and May Frank 1227 Madison avenue, a five story apartment house, 23.6x100, between Eighty-eighth and Eighty-ninth streets.

Sherman & Kirschner sold the five story flat at 71 East 106th street, 26x100. Samuel William sold Renault Court, a six story apartment house, 100x70.11, at West 110th street, 150 feet west of Seventh avenue. The property shows an annual rental of \$40,000 and was valued at \$250,000.

Among the Dwelling Buyers.

Pease & Elliman sold for George B. Lester a four story dwelling, 27x105, at 11 Gramercy Park, south side, to Samuel L. M. Barlow. The seller was represented by Cushman Wakefield. The house carries with it part ownership in Gramercy Park.

John H. Liscars, Inc., sold for Kormak Realty Corporation a five story dwelling, 20x102, for the late Isaac P. Lioy, at 20 Stoddard and Mark, represented by the purchaser.

C. Royce Hubert sold for Beattie Ballin the four story dwelling at 142 West Seventy-sixth street, 20x102.22. La Roy Coventry sold for Mary C. O'Donovan a four story dwelling, 20x100, at 139 West Seventy-fifth street.

Thomas S. Burke sold for James E. Cooper the two story dwelling at 46 Leighton avenue, Van Cortlandt Terrace. The purchaser, Dr. Edmund Otis Hovey, geologist of the National Academy of Sciences, is well known in scientific circles. Dr. Hovey and his family will occupy the premises as their permanent home.

BRONX PLOT BUYERS PLAN TO BUILD FLATS

McLernon Ross, sold for Margaret P. Robinson the plot, 205x166, on the west side of Sedgwick avenue, north of Kingsbridge road. The buyer is a builder who will improve the site with five story apartment houses. Plans are now being prepared.

Saul Minkoff sold for Samuel Roseff of Mount Vernon five lots at the southeast corner of 192d street and University avenue to Louis Silverman. The buyer plans to erect apartment houses on the site.

Kurz & Uren, Inc., sold to a builder the northeast corner of Matilda avenue and 277th street, a vacant plot, 100x100; also to a client of the firm, the southeast corner of 237th street, a lot 25x100, to be improved with a dwelling.

Plans have been filed for a five story apartment house, 106.1x111, at the southwest corner of Bailey avenue and 28th street, The Bronx, for Thomas T. Kopper, president of the Albany Road Apartments, Inc. A. E. Barlow, architect, estimates the cost at \$150,000.

Plans have also been filed for a six story apartment to be erected by the Albany Park Realty and Construction Company, Meyer Stern president, on plot, 106.10x100, on the west side of Cauldwell avenue, 263.3 feet north of 140th street. Architect William Koppe estimates the cost at \$150,000.

Herman A. Adler sold the five story apartment house at 274 East 194th street, southwest corner of Brigs avenue, 27.4x100, containing for \$11,000 and held at \$65,000.

Byrne & Bowman sold for Jennie E. Byrne 898-898 Prospect avenue, two story business buildings, 34x150, to Bill & Regent, buyers, who have been tenants for a number of years. The property was held at \$50,000.

Harry Cahn resold to Ida Afromowitz the five story apartment house at 790 East 188th street, arranged for twenty families.

Fischer Realty Company sold for the Creston Realty Company 2587 Balmridge avenue, a three story dwelling, 60x74.

Schwab & Co. sold for M. Finestine the two family dwelling at 1981 Vyse avenue to S. E. Hovey.

A. Cahn sold for Anna Lehr the two family dwelling at 793 East 168th street.

HOUSING CORPORATION BUYS TRACT IN QUEENS

T. A. & J. J. Fogarty sold for the Reo Homes Corporation, Charles R. Furrer president, 600 lots at Sheffield Manor, South Jamaica, L. I., to the International Housing Corporation. This property is one of the largest high class developments in the Borough of Queens and was held at \$160,000. The International Housing Corporation intends immediately to construct a large group of its Steelite dwellings, ranging in price from \$9,000 to \$9,000.

Melba Estates Corporation sold through Charles G. May his water front property at Bayside, L. I., known as the Floyd-Jones estate to Ira L. Hill.

David Haegens of the O. C. Schmidt Company purchased an apartment at 43 David street, Jackson Heights. Mrs. Monica Uva purchased an apartment at 166 Twenty-ninth street, formerly owned by R. A. McCulloch.

REALTY JOTTINGS.

The dwelling at 31 West Fifty-second street, sold recently, was purchased by the 31 West Fifty-second Street Corporation, with A. Rathen, S. J. Robbins and N. Richter as directors.

Hotel Beverwyck Changes Hands. The seven story Beverwyck apartment hotel at 29 West Twenty-seventh street, on a plot 50x100, has been sold by the Beverly Realty Company to the 29 West Twenty-seventh Street Realty Company, Bernard Alexander president, which was formed at Albany yesterday with a capital of \$20,000.

TOBACCO MAN GETS LARCHMONT PLACE

Buyers Shore Front Property—Other Suburban Deals.

The shore place of Mrs. W. H. Day on the Hommocks at Larchmont, N. Y., has been sold by Edward C. Griffin and P. H. Collins to Julius Lichtenstein, president of the American Sumatra Tobacco Company of New York. The property consists of a dwelling with a large garage, gardener's cottage and greenhouse; about three acres of land, also a dock and float in Larchmont Harbor. Mr. Lichtenstein intends to occupy the place at once. The property was held at \$150,000.

Edw. P. Hamilton & Co. sold for Joseph Kahrs his residence of twelve rooms, three baths with garage and one-half acre of land at 157 Berkeley avenue, corner of Tremont and Orange, N. J., to Charles F. Franck, also sold for the estate of A. B. Jencks the residence property and one-half acre of land at 61 High street, Orange, to Thomas Council, Alexander Selkin and Joseph Sturm; sold for Isidore Peitrich the three story two family dwelling, 16.8x106.3x irregular, at 196 Buena Vista avenue, corner Herriot street, Yonkers.

RENT MARKET ABSORBS MORE BUSINESS SPACE

Bulker & Baldwin, Inc., leased the tenth floor in the Bankers Trust Building, Fifty-seventh street and Madison avenue, to the John F. Murray Advertising Agency, now at 17 Battery place, for Albert B. Ashforth, agent.

Standard Sanitary Manufacturing Company leased through Douglas G. Clark & Co., an additional Bowman two large stores and the second floor in the Forty-fifth street front of the new Borden Building, corner of Madison avenue. The lessees have been doing business on West Thirty-ninth street, near Broadway, for several years.

Sidney L. Warsawer leased to Felicitas Bros., millinery, the five story building at 42 West Thirty-seventh street at an aggregate rental of about \$200,000 for twenty-one years for the estate of Bridget Foley.

Lewis L. Rosenthal Company leased stores as follows: With Horace S. Ely & Co., in the southwest corner of Lexington avenue and Twenty-fourth street to the G. W. Restaurant Company for ten years; with Morris Taylor in the southwest corner of Eighth avenue and Fifty-eighth street to China New York Importing Company for five years; in 468 Lexington avenue for ten years to the Sacks Leather Company; with Morris Taylor to J. Spalantia & Raphael Laura for ten years in 217 West Fortieth street; in the southwest corner of Broadway and Twenty-eighth street for five years to Henry Hertz; with Morris Taylor in the northeast corner of Broadway and Forty-first street to Eugene Farone and John Calandra for four years. The lease aggregate \$225,000.

T. A. & J. J. Fogarty leased space in 42 West Thirty-third street to the following: Silverman & Smith, Paramount Petrolco Company, Irene Models, International Housing Corporation, Mantel & Mossowitz, L. Olin & Co., Inc., The S. Company, Louis H. Goldsol, Herman Cohen, Wonder Dress Company and H. L. Hinzpetet Company; also in the Pennsylvania Terminal Building, space to Harry C. Lyle, and in 1228 Broadway to the following: Grand Dress Company, Martin Sheer and Louis Tichman.

Dwight Archibald & Perry, Inc., leased the northeast corner of Sixth avenue and Twenty-ninth street on a net basis. The building will be put in first class condition.

Chester D. Clark leased offices in 59 Broadway to Jacob Harris; in 29 Broad street to Sunye, Truaba & Villodas; in 150 Nassau street to R. C. Douglas; in 159 Broadway to Diamond Alkali Export company; in 42 Broadway to H. W. Stevens, and in 74 Broadway to Cecil Rossi & Co.

H. C. Kopp & Co. leased store and basement in the northwest corner of Eighty-third street and Madison avenue, 17x46, for ten years at an aggregate rental of \$40,000 to the Madison Avenue Drug Shop, Harris, Vought & Co. represented the lessors.

Frederick Fox & Co., Inc., leased corner store and additional store adjoining in 720 Seventh avenue to the Clayton Specialty Shops.

Pease & Elliman subleased for R. J. Caldwell Company to Benjamin Morse & Co. offices in 47 Battery place.

Albert B. Ashforth, Inc., with Butler & Baldwin, leased the tenth floor of the new Bankers Trust Building at Madison avenue and Fifty-seventh street to the John F. Murray Advertising Agency, Inc.

RESIDENTIAL LEASES.

Pease & Elliman leased for W. E. Lowe to Harold Morris the four story two story business building, 34x150, to Bill & Regent, buyers, who have been tenants for a number of years. The property was held at \$50,000.

Byrne & Bowman sold for Jennie E. Byrne 898-898 Prospect avenue, two story business buildings, 34x150, to Bill & Regent, buyers, who have been tenants for a number of years. The property was held at \$50,000.

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OLD RYAN ESTATE MAY BECOME INSTITUTION

Church Said to Have Bought It From Edward Swann.

It is probable that the former estate of Mrs. Thomas Fortune Ryan, near Suffern, N. Y., which was purchased some time ago by District Attorney Edw. Swann and recently resold by him, will be taken by a Catholic charitable or educational institution, according to a statement last night by George P. Gillespie of the law firm of Gillespie & O'Neil, 115 East Fifty-seventh street, members of the Catholic hierarchy in this city. Mr. Gillespie denied the report that Archbishop Patrick J. Hayes of the New York diocese was the buyer of the estate.

"All I can say regarding the identity of the buyer," said Mr. Gillespie, "is that Archbishop Hayes probably will not take title to the property. It is possible that it will be taken by a charitable or educational institution."

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REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent.



With Building Costs Down

—the prices of restricted, fully improved plots will inevitably rise.

The Time to build your home is now. The Place in which to build it is

OLD GARDEN CITY

A community of high social character, possessing unique advantages in its three famous Golf Clubs, its modern, exclusive Hotel, its splendid Schools.

RESTRICTED PLOTS

Ready for Immediate Building, 40 ft. x 100 ft. and larger

Priced \$1,500 upwards

Attractive Terms

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THE GARDEN CITY COMPANY GARDEN CITY, L. I.

Office Opposite Station R. W. ENSIGN, Resident Manager

New Jersey—Sale or rent.

New Jersey—Sale or Rent.

HONEST BARGAIN; ONLY \$3,000 NEEDED

House and grounds of New York business man moving to another city for permanent residence can be had at a remarkable bargain if taken at once. Property is of the suburban type, centrally located in one of the prettiest, healthiest, most convenient and pleasant strictly individual private home communities in New Jersey, near New York, and can be occupied at once. Elevation over 800 ft., no mosquitoes. Dry, healthy climate. Fine commuting train service. Railroad station within 7 min. easy walk. Bathing and boating rights on chain of beautiful lakes run with the land. House is in excellent condition, only two years old, fully equipped for immediate occupancy, has 7 large rooms beautifully and newly decorated and fine big bathroom. The grounds comprise a perfect lawn, vegetable and flower garden and many splendid shade trees. The area is about two-thirds of an acre. Only \$3,000 needed to secure title and right to occupy. The balance of \$7,500 can be arranged on very easy term mortgages. An opportunity worthy of investigation. Place cannot be duplicated for \$14,500 to-day. Details from GEO. C. BLACKWELL, Sherman Sq. Hotel, 71st St. and Broadway, New York City. Tel. 8400 Columbus.

REAL ESTATE AT AUCTION.

DON'T FAIL TO ATTEND THE ABSOLUTE AUCTION SALE TOMORROW

At 1 o'clock at the Real Estate Exchange Salesroom, 14 Vesey St., New York City

62 LOTS OF ORANGES

29 in Orange 33 in East Orange

Located at Edgewood Road, Creighton Road, Glenwood and Midland & Co. offices in 47 Battery place.

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Above 14th St. to 20th St. (Inclusive) East River to North River.



"How Much More Efficient could our office organization be?"

—inquired an Executive

"One-Third more efficient"

—replied the Expert

IN this instance the office payroll totalled \$225,000 annually—and according to the expert's report, the capitalized loss of effort was \$75,000 a year.

"Desk efficiency" begins with an arrangement by which the clerks occupy individual spaces sufficiently isolated to avoid loss of time and energy.

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because of the elasticity of its floor plan, permits an arrangement which insures the highest degree of "desk efficiency." All spaces are available for use because of their proximity to windows; hence, there are no dark corners and no waste space.

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THOMAS H. COOKE, Committee, South Side, Tel. 436-1200, Greenwich, Conn. Wright & Hirschberg, Attorneys, Greenwich, Conn.

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FOURTEEN NEW bungalows and houses are now under construction. Plans out for many more. Are you going to continue paying rent forever?

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100 trains daily. Harmon Station on the property. The Hudson River on one side. The picturesque Croton on the other.

Special train next Sunday, 11:35 (Daylight Saving Time). Our agent, wearing yellow badge, will be at the train gate to give you free tickets. Lunch will be served at the Clubhouse at 1 P. M.

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PLEASANTVILLE, N. Y. A LITTLE CASH DOWN AND THE RENT YOU NOW PAY will buy the darling little home at Pleasantville, 2 1/2 acres, 2 story, 6 rooms, tiled bath, 300 commuters to N. Y. city from this section, D. L. & W. R. R. Beautiful, exclusive, convenient, purely residential locality. Total price, including electric current, street heat, hardwood floor, kitchen, complete interior and exterior decorations and garage, only \$8,250. This 100x144 Twenty of trees, flowers and shrubs. Boating and bathing available. Schools, churches and markets nearby. A paradise for the families. Write PRIVATE, Post Office Box 378, City Hall Station, New York City.

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